

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on September 6, 2012 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

MEMBERS PRESENT: Tim Thoms, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Jim Graw
Douglas Powell

STAFF PRESENT: Pete Frisina, Director of Community Development
Dennis Dutton, Zoning Administrator

CITIZENS PRESENT: David Brill

Welcome and Call to Order:

Vice-Chairman Gilbert called the Public Meeting/Workshop to order and explained that Chairman Thoms was running late to the meeting. He then introduced the Planning Commission Members and Staff.

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1. Consideration of the Public Hearing Minutes of the meeting held on August 2, 2012.

Vice-Chairman Gilbert asked the Commission Members if they had any comments or changes to the Public Hearing Minutes. Doug Powell made the motion to approve the Public Hearing Minutes. Bill Beckwith seconded the motion. The motion passed 3-1-1. Members voting in favor of approval were: Al Gilbert, Bill Beckwith, and Doug Powell. Jim Graw abstained from the vote and Chairman Thoms was absent.

2. Consideration of the Public Meeting/Workshop Minutes of the meeting held on August 16, 2012.

Vice-Chairman Gilbert asked the Commission Members if they had any comments or changes to the Public Meeting/Workshop Minutes. Jim Graw made the motion to approve the Public Meeting/Workshop Minutes. Doug Powell seconded the motion. The motion passed 4-0-1. Members voting in favor of approval were: Jim Graw, Al Gilbert, Bill Beckwith, and Doug Powell. Member absent was: Chairman Thoms.

3. Discussion of proposed amendments to the Fayette County Comprehensive Plan Land Use Element and the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance regarding: SR 138 between SR 279 and SR 314.

Vice-Chairman Gilbert stated that tonight the Planning Commission will be discussing the SR 138 Corridor and David Brill was attending the meeting. Vice-Chairman Gilbert then asked Pete Frisina to start the discussion.

Pete Frisina stated the proposed General Business zoning district has been modified based on the last meeting when the term “Non-Retail Commercial” was mentioned. He stated that while he did not find any actual zoning districts called “Non-Retail Commercial”, the term was often used in the purpose section of various zoning districts he found on the internet and the uses for those zoning districts ranged from office to services to light industrial. He further stated that he went back through the existing office, commercial, and light industrial zoning districts and added some non-retail commercial uses to General Business for discussion purposes and the group could eliminate those uses that may not fit the concept for the SR 138 area.

Jim Graw suggested that the group go through the uses one by one. Jim Graw questioned a sentence in the purpose that stated the following: “The G-B zoning district would limit the development of strip and large scale retail commercial development and the resulting traffic generation associated with this type of development.” Chairman Thoms entered the meeting at this point. After a lengthy discussion of the sentence, Pete Frisina suggested that the sentence read as follows: The G-B zoning district limits the development of retail commercial and the resulting traffic general associated with this type development.” The Planning Commission concurred with this suggestion.

The staff, Planning Commission and Mr. Brill went through the uses listed in the G-B zoning district and made the following amendments:

- Delete Amusement, amend recreational facility to indoor athletic facility and combine with Health club and/or fitness center
- Delete Appliance sales and/or repair
- Delete Automotive repair (major and minor) including paint and body shop and tire sales and installation
- Combine Banquet hall and Catering service
- Amend Bicycle shop including sales and/or repair to read Bicycle repair shop and incidental sales
- Delete Building construction/contracting establishments, landscaping services and related
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- activities including the storage of building supplies, materials, and equipment
- Amend Computer services and/or information technology to read Computer data services and/or information technology
- Delete Delivery and/or courier
- Add excluding retail banking facilities to Financial, credit, real estate, and/or insurance establishments
- Delete Freight express office
- Delete sales from Furniture sales and/or repair including upholstery shop
- Delete Lawn equipment sales and/or repair
- Delete Pest control
- Add photography lab to Printing, graphic, blue printing and/or reproduction services
- Delete Private clubs and/or lodges
- Add Private school, including classrooms and /or administration only
- Delete Production, fabrication and/or assembly of products limited to the following: in its entirety
- Combine Recording studio (audio and video) with Television/radio broadcasting studio, movie/media productions and/or telecommunication
- Delete uniform Service
- Delete Warehousing, wholesaling and/or distribution of products and/or merchandise, but not including, retail sales of consumer goods such as are usually sold to the general public
- Add Private School, including but not limited to: classrooms, administration, playground, housing, athletic fields, gymnasium, and/or stadium to Conditional Uses

Issues dealing with crime, traffic, noise, odors, outside storage, the appropriateness of the suggested uses for the area, and the applicability of the G-B zoning district in other areas of the County were brought up during the discussion.

Jim Graw asked for clarification of the area that will be shown on the land use plan for General Business on SR 138. Pete Frisina replied that it will encompass the three large tracts that have been previously discussed and they total approximately 2,500 feet of frontage on SR 138 and the depth of the General Business area would be about 1,400 feet.

Chairman Thoms asked if the proposed SR 138 Overlay has a distance in which it would apply to a piece of property. Pete Frisina replied that the overlay would apply to the entire piece of property because the property fronts on SR 138.

Chairman Thoms asked Pete Frisina to discuss the architectural requirements in the overlay zone. Pete Frisina stated that the under 4. Architectural Standards, a. through d. were the residential character standards found in some of the other overlays already in place. He further stated that under d. he created a size threshold for larger building that could use a set of architectural standards that

were not residential in character and that he wanted it to be an option as opposed to these standards being mandatory for the large buildings.

Pete Frisina stated that he would make the changes that were discussed tonight for review at the next workshop.

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**Discussion of proposed amendments to the Fayette County Code of Ordinances, Chapter 20.
Zoning Ordinance regarding: Animals.**

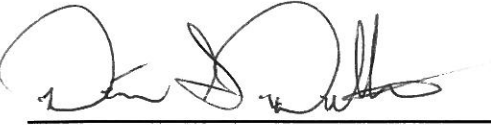
Pete Frisina stated that the Board of Commissioners has given staff direction to remove the limit of three animals in the A-R zoning district but keeping it in the residential zoning districts. He said the task is to unravel the existing regulations to administer this change and that it would be discussed at the next workshop.

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Doug Powell made a motion to adjourn and the motion passed unanimously.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:



**DENNIS DUTTON
PC SECRETARY**



**TIM THOMS
CHAIRMAN**